

SECTION 6 COMMERCIAL DISTRICT (C)

6.1 Purpose.

This chapter establishes the Commercial Sub-District and standards specifically applicable within the Sub-District. The purpose of the Commercial district is to allow commercial uses of higher intensity. It is also intended to allow for mixed commercial and Residential uses.

6.2 Uses Allowed By Right.

Uses allowed by right in the Commercial Zoning Sub-District are listed below. With the exception of Agriculture and Agriculture-related Structures, any new construction associated with Principal Uses requires an administrative land use permit from the Planning Department prior to any construction. See Section 2.3 for the permitting process.

Use	Comments
All uses allowed by right in the RR/A and MU District	
Bars	
Amusement and Recreation Facilities	
automobile fuel sales	
Car washes	
Condominiums	
Extended Care (Nursing and Residential Care)	
Fireworks Stands	
Hotels and Motels	Including extended-stay lodging
Manufacturing, Light	
Repair	
Retail, Large Scale	
Solid waste/recycling transfer station	

6.3 Conditional Uses.

Conditional uses allowed in the Commercial Zoning District are listed below and will require a CUP pursuant to Section 2.4 prior to commencement.

Use	
asphalt/concrete mixing plants	
building height exceeding section 6. 5	
Communication Towers	
Essential Services, Type II	

golf courses and country clubs	
Junk and Salvage Yards	
Manufacturing, Heavy	
Non-Conforming Uses, Expansion	
Opencut Operations (AKA Gravel Mine)	

6.4 Setbacks.

- 6.4.1 Setbacks. There are no minimum property line setbacks. Property line setbacks are controlled by the Landscape Buffers described in Section 9.2.5.
- 6.4.2 Exceptions: When a Lot owner owns multiple Lots, Landscape Buffers for the common interior property line do not apply and Lot owners may build across Lot lines. Landscaped buffers apply on the outer Lot lines.

6.5 Building Height.

Unless otherwise excepted by Section 6.5.1 or allowed pursuant to a CUP, the height of all new Structures shall be limited to 60 feet as measured from the lowest point of the finished grade to the highest structural point of the roof. A building height of greater than 60 feet requires a CUP.

- 6.5.1 Exemptions. The construction of a new Agricultural Structure or the addition to an existing Agricultural Structure is not subject to the requirements of Section 6.5.

6.6 Density. There are no density requirements.

6.7 Additional Standards.

- 6.7.1 Development Standards. Refer to Section 9 for Development Standards
- 6.7.3 Boundary. In certain areas of the Four Corners Zoning District, the C Sub-District does not correspond to property boundaries or section lines. In those areas, the boundary shall be measured as follows:
- A. **T2S R4E Sections 13, 14, 23, and 26:** The C Sub-District boundary shall be measured 330 feet, or 1/16 of a mile, from the right-of-way of State Highway 191;
 - B. **T2S R5E Sections 1 and 12:** The C Sub-District boundary shall be measured 1/8 of a mile from the right-of-way of Jackrabbit Lane.
 - C. **T2S R4E Section 2:** The C Sub-District shall include the northwest 1/4 of the northeast 1/4 and the southwest 1/4 of the southeast 1/4.

- 6.7.4 Landowners are reminded that other federal, state, and local approvals may be required, including but not limited to approval for sanitation and water supply facilities, demonstration of adequate water rights, access or system impact approvals from Gallatin County and/or the Montana Department of Transportation, compliance with covenants, or any other federal, state, or local approvals required by law.